



**Quick & Clarke**  
PROPERTY SPECIALISTS

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**Plot 5, Grayburn Mews Grayburn Lane, Beverley HU17 8RJ**  
**Asking price £533,500**

- Newly Built Town House by Wride Homes
- Central Beverley Location
- Private Parking and Garage
- Second Floor Balcony
- Stylish Space with a Contemporary and Modern Layout
- Nearing Completion
- Council Tax and EPC TBC

Blending period charm with modern living, Plot 5 Grayburn Mews is a stunning new home by Wride Homes. Located in central Beverley and most importantly, with private off-street parking and garage, this is a unique chance to purchase a new build in a location that hasn't seen new construction in over 20 years.

Nearing completion, this home is a testament to the ongoing collaboration between renowned local builders Wride Homes and Jonathan Smith Architects, offering a high-quality, interesting design and specification.

This property provides a stylish and beautifully appointed space with a modern layout, perfectly suited for today's lifestyle and also features a wide balcony at second floor level.

#### LOCATION

Situated in a highly desirable location, this home offers exceptional walkability. It's only a two-minute stroll to Beverley's Saturday Market and town centre (via Turner's Yard) and just six minutes on foot to the Westwood Pastures. Grayburn Lane is a one-way street, accessible from Lairgate.

#### SPECIFICATION

##### WINDOWS & DOORS

UPVC windows and patio doors black externally, white internally. Powder coated glazed front door, all with multi point security locking.

##### HEATING

Air source heat pump & cylinder with under floor heating to the ground floor & panel radiators to all other floors to meet the highest of eco specification.

#### ELECTRICS

White switches and sockets throughout, these can be changed to a different finish at an additional cost depending upon the stage of construction. Spot Lights to main rooms, with pendants to all remaining rooms. Bathrooms have shaver points as standard. TV points throughout all main rooms.

#### KITCHEN

Choice of design and finish of cabinets and work tops with up stand to match from a wide range dependant on stage of construction, to include Siemens appliances.

#### CLOAKROOM

White back to wall wc with concealed cistern, white vanity hand basin.

#### BATHROOM

Main bathroom consists of a bath, separate large shower, back to wall WC with concealed cistern, vanity unit with sink and towel radiator. Guest bathrooms include extra large walk in shower, back to wall WC with concealed cistern, vanity unit with sink and towel radiator.

#### TILING & FLOOR COVERINGS

LVT to all ground floor rooms including entrance hall, kitchen and WC. Porcelain tiling to bathroom floors, ceramic tiling to shower areas, above bath and wash basins.

#### INTERNAL DOORS

Oak veneered doors, with a choice of black, chrome or brushed brass dependant on stage of construction .

#### STAIRCASE

Softwood stairs with oak handrails softwood spindles and newels.

#### JOINERY

MDF 75 mm architrave & 120 mm skirting.

#### DECORATION

White emulsion walls and ceilings with white eggshell woodwork and black or clear sealed oak doors.

#### SECURITY

Fully alarmed.

#### BOUNDARIES

Walled boundaries.

#### ELECTRIC CAR CHARGER

#### OUTSIDE LIGHTS

Front and rear & bin store.

#### GARAGE

Fully plastered and painted with electric door, electric sockets and plumbing.

#### AGENTS NOTE

No allowance has been made for wardrobes. Variations to the internal layouts and choice of the above specifications may be considered dependant on the stage of construction at the time of enquiry. All particulars in this document, including plans, illustrations of the house and surrounding areas are for guidance only as it may become necessary to introduce some alterations to these specifications. Wride Homes retains the right to amend the specifications.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrage ©2020